156.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,200 / 778,200
					USE VALUE:	778,200 / 778,200
					ASSESSED:	778,200 / 778,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
196		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANSEN HARVEY B & JEANNE M/TRS
Owner 2:	HANSEN NOMINEE TRUST
Owner 3:	
Street 1:	196 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HANSEN HARVEY B & JEANNE M -
Owner 2:	-
Street 1:	196 HILLSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,544 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1599 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7544.000	322,000	3,800	452,400	778,200
Total Card	0.173	322,000	3,800	452,400	778,200
Total Parcel	0.173	322,000	3,800	452,400	778,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.68 | /Parcel: 486.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103738

GIS Ref

GIS Ref

Insp Date 10/08/18

Parcel ID 156.0-0002-0018.0

!12214!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,000	3800	7,544.	452,400	778,200	778,200	Year End Roll	12/18/2019
2019	101	FV	242,600	3900	7,544.	452,400	698,900	698,900	Year End Roll	1/3/2019
2018	101	FV	248,900	3300	7,544.	381,300	633,500	633,500	Year End Roll	12/20/2017
2017	101	FV	248,900	3300	7,544.	349,000	601,200	601,200	Year End Roll	1/3/2017
2016	101	FV	248,900	3300	7,544.	297,300	549,500	549,500	Year End	1/4/2016
2015	101	FV	235,100	3300	7,544.	258,500	496,900	496,900	Year End Roll	12/11/2014
2014	101	FV	235,100	3300	7,544.	239,100	477,500	477,500	Year End Roll	12/16/2013
2013	101	FV	235,100	3300	7,544.	227,500	465,900	465,900		12/13/2012

PRINT

Date	Time
12/11/20	02:19:17

LAST REV

Date	Time
10/15/18	08:59:32
apro	
12214	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANSEN HARVEY B	69042-182		3/23/2017	Convenience	1	No	No		F
HANSEN JEANNE M	68846-78		2/1/2017	Convenience	1	No	No		
HANSEN JEANNE M	43861-449		10/7/2004	Family	1	No	No		
HANSEN HARVEY/E	27654-132		9/8/1997	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2008	423	Re-Roof	6,950			G9	GR FY09	
8/7/2007	666	Redo Kit	11,500			G9	GR FY09	
9/13/2006	767	Manual	3,975					rebuild front entr
3/20/2003	183	Re-Roof	2,200					
8/6/1993	377	Manual	1,500					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	Meas/Inspect	HS	Hanne S
10/15/2008	Meas/Inspect	355	PATRIOT
4/17/2000	Inspected	277	PATRIOT
11/24/1999	Measured	270	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	103738
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7544		Sq. Ft.	Site		0	70.	0.86	7									452,422						452,400	

Total AC/HA: 0.17319 | Total SF/SM: 7544 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 452,422 | Spl Credit | Total: 452,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	30
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30666041
Const Adj.:	0.99989998
Adj $ / SQ:	169.849
Other Features:	82669
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395572
Depreciation:	73576
Depreciated Total:	321996

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

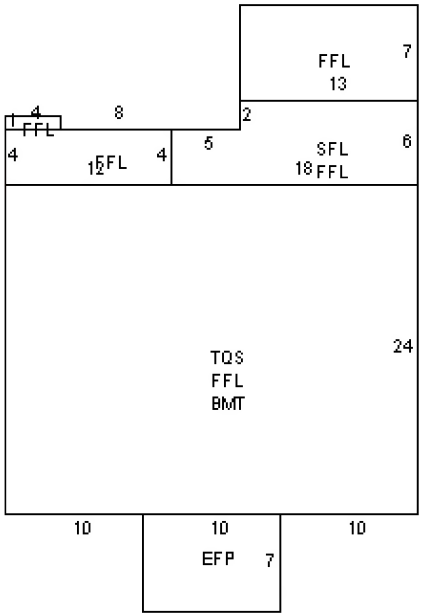
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.85
Special Features:	0	Val/Su Net:	134.78
Final Total:	322000	Val/Su SzAd	201.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	961	169.850	163,225
BMT	Basement	720	50.950	36,687
TQS	3/4 Story	540	169.850	91,718
SFL	Second Floor	98	169.850	16,645
EFP	Enclos Porch	70	66.110	4,628

Net Sketched Area:	2,389	Total:	312,903
Size Ad	1599	Gross Are	2569	FinArea	1599
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	101			3,300			3,300
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	101			500			500

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800